



Osier Place

Braintree, CM7 2BZ

Freehold
Tax Band:

Offers In Excess Of £500,000



Boasting NO ONWARD CHAIN, a modern BAY-FRONTED lounge, spacious 19' kitchen/diner and a DETACHED GARAGE (potential to convert*) with driveway for two vehicles is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, a RE-LANDSCAPED & generously sized rear garden and ideally tucked away in a CUL-DE-SAC location on a recently established development. Just a short distance to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view!



Osier Place, Braintree, CM7 2BZ

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, Amtico flooring.

LOUNGE:

14'7 x 11'5 plus recess into bay (4.45m x 3.48m plus recess into bay)

Double glazed bay window to front aspect (fitted with shutters), custom built media wall with fitted shelving units and inset fireplace, radiator, carpeted flooring.

KITCHEN / DINER:

19'6 x 14'7 (5.94m x 4.45m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged Granite work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and combi oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, built-in utility cupboard with space for washing machine and tumble dryer, radiator, Amtico flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

12'6 x 10'8 plus recess into bay (3.81m x 3.25m plus recess into bay)

Double glazed bay window to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed

and fully tiled double shower unit, low level WC, inset wash hand basin, heated towel rail, Amtico flooring.

BEDROOM TWO:

12'3 x 9'9 (3.73m x 2.97m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

9'5 x 7'6 (2.87m x 2.29m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR:

8'6 x 7'2 plus door recess (2.59m x 2.18m plus door recess)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, heated towel rail, Amtico flooring.

EXTERIOR:

REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising a patio area across property rear with remainder mainly laid to artificial lawn, gated side access and access door to garage.

GARAGE, DRIVEWAY & PARKING:

Detached garage (potential to convert*) fitted with power, lighting and up & over door. Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:

Management & Service Charge: Approx £350 per annum

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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